

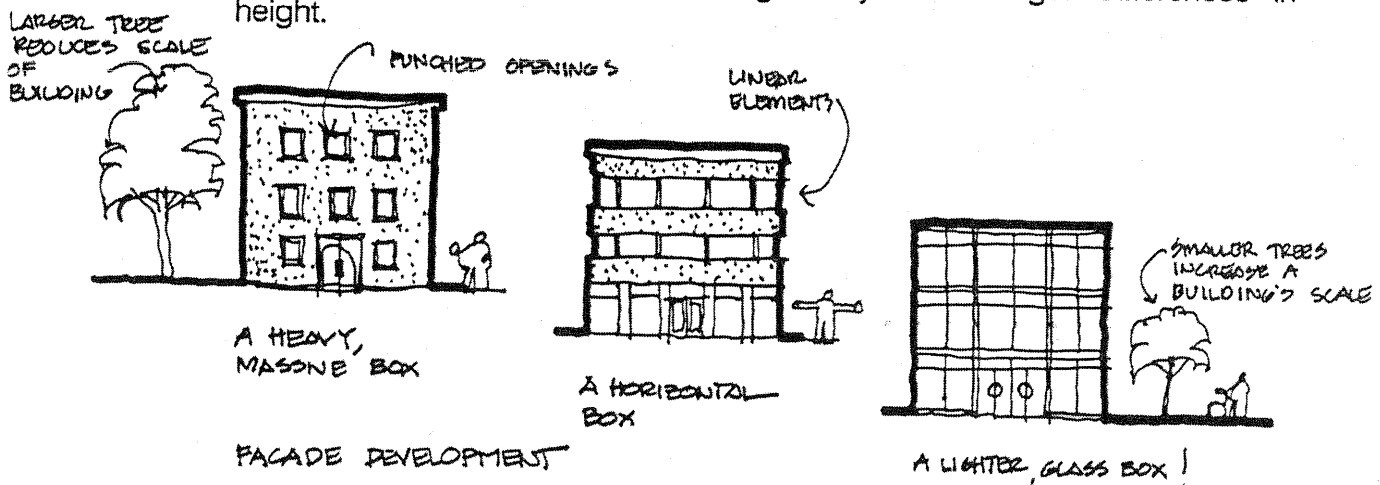
5.3 BUILDING DESIGN AND MATERIALS

During the design process, the designer recognizes the basic elements of natural forms and man-made space, understands how they can be manipulated in the development of a design concept, and visualizes the final design solution. The building is basically a response to an existing set of conditions. These conditions include the site, its existing context, the proposed building type(s) and owner requirements.

In all cases, the design solution should have elements and systems which are interrelated, interdependent and mutually reinforcing to form an integrated design. The building complex is created of elements and systems which are related among themselves and create order for the use of the site and building(s). This order relates to the building itself and to the adjacent property and developments. The architectural review will be an evaluation of the building's form, appearance and function to ensure that this order is maintained and that the project is appropriate for the site and compatible with the adjoining buildings.

A. Scale and Proportion

The intent of all theories of proportion is to create a sense of order among the elements in a visual composition. A proportion system establishes a consistent set of visual relationships between the parts of a building. This visual order can be sensed and should be compatible with neighboring developments. New buildings should not exceed the average height of existing adjacent buildings, although greater distances between buildings may allow larger differences in height.

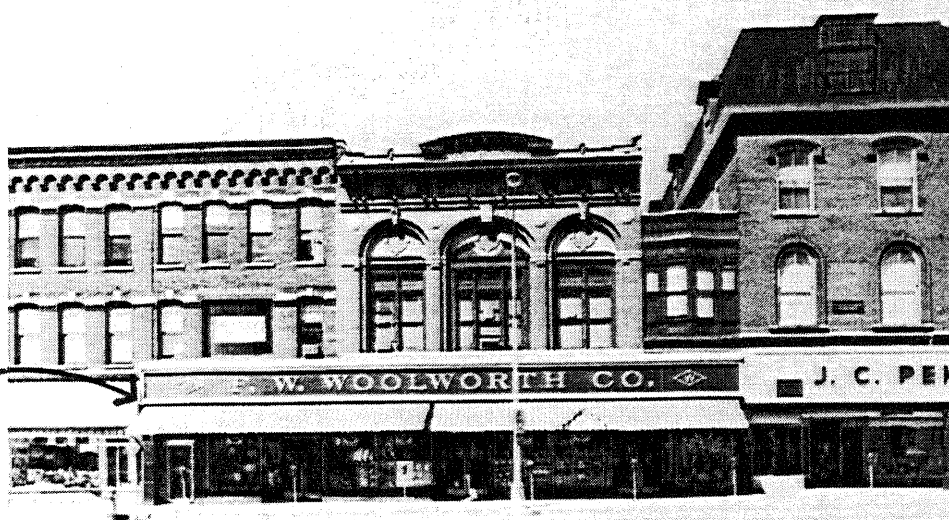


The size and proportion of windows and wall openings in a building facade are usually related to one another and the spaces between them within the overall development of the facade. The organization and placement of the openings and their relative sizes can create various degrees of scale for a building design. The window and wall openings should be in similar proportions to existing structures when they are in close proximity to the site development.

B. Vertical or Horizontal Emphasis.

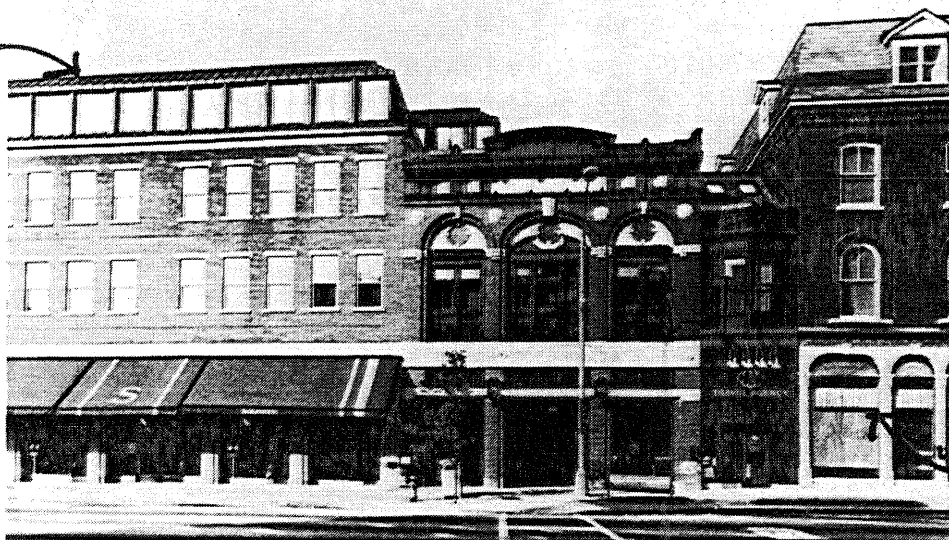
Relate the vertical, horizontal or nondirectional facade characteristics of new buildings to the predominant directional expression of nearby buildings. This emphasis is created by the proportions, scale and the arrangement of the structure's door and window openings.

HORIZONTAL SIGN
BAND EXTENDS
OVER VARIOUS
VERTICAL
BUILDINGS



1978

NEW MANSARD
ROOF OF INALL
STRUCTURE
RELATES TO
ADJACENT
BUILDINGS IN
HEIGHT AND
FORM



NEW ARCHED
STOREFRONT
RESPONDS TO
ORIGINAL
VERTICAL
DESIGN

1988

C. Roof Form

The roof plane is a building's prime sheltering element and the form is determined by the geometry and materials of its structure. As a visual design element, the roof plane is the building's hat and can have a significant impact on a building's form and silhouette. New roof forms should relate to the roof forms of adjacent structures where appropriate by duplicating the shape, pitch and materials.

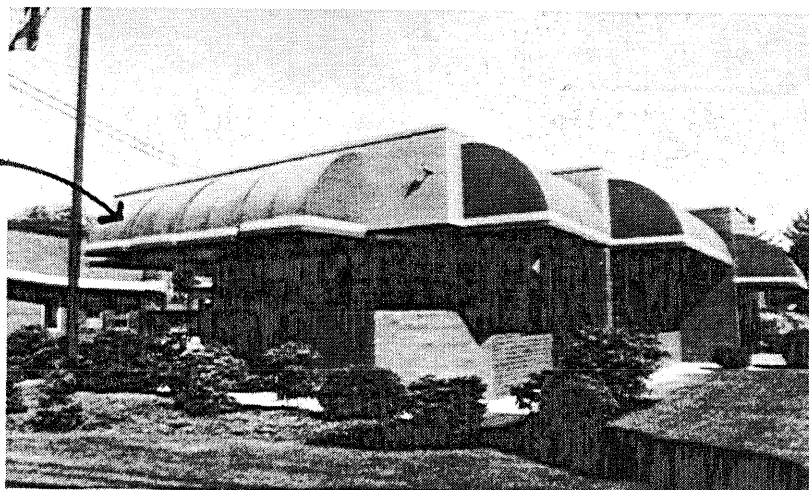
D. Architectural Features and Details

Any features and details such as balconies, decks, covered porches, columns, towers, skylights and arches should be in proportion with the building. Accurate restoration of existing detail is encouraged but use of historical details on contemporary structures should be included only where they are appropriate to the overall design.

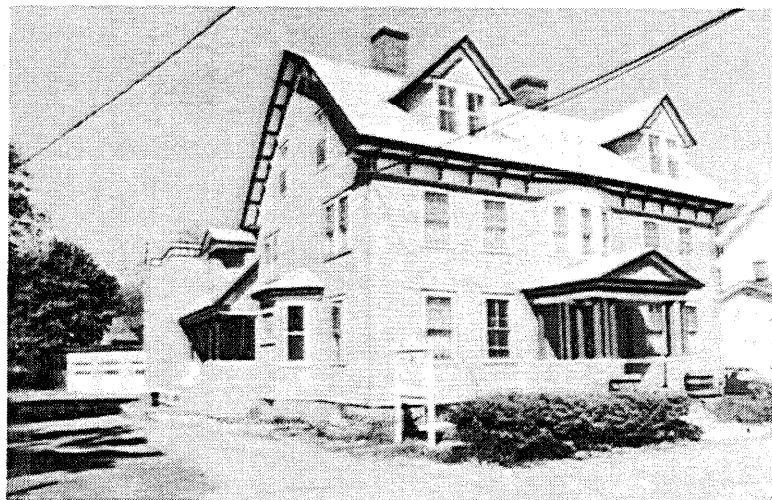
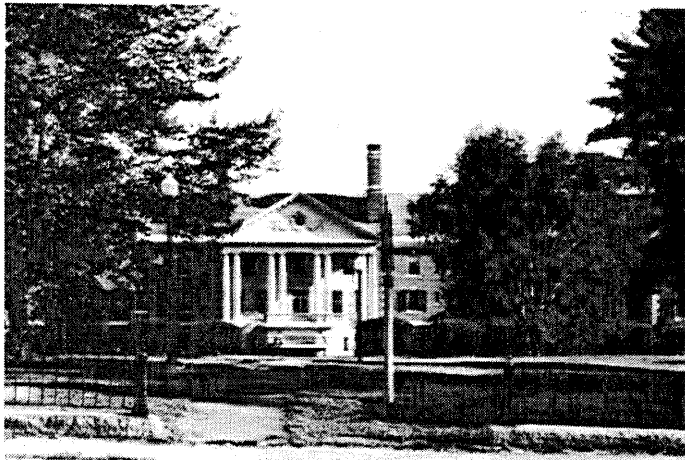


E. Materials and Colors

The exteriors of buildings should utilize materials appropriate for the character of the building and compatible with significant adjacent structures. All exterior surfaces visible to the public should be covered with a siding material and long-term maintenance characteristics of all materials should be considered during the selection process. The side and rear building elevations should incorporate the materials, design details and theme when exposed to public view.



Subtle colors should be used on larger and very plain buildings while smaller buildings with elaborate detailing can use more colors. Colors that are disharmonious with other colors used on the building or found on adjacent structures should be avoided. Paint colors should relate to natural material colors found on the building such as brick, terra-cotta, stone or ceramic tile and existing elements such as signs or awnings. Contrasting colors, which accent architectural details and entrances, are encouraged.



F. Mechanical Equipment.

All roof-top mechanical equipment should be screened from view with either building walls or roof forms. All sides visible to the public should have this screening material.